



**6 Wordsworth Way,
Priorslee,
TF2 9RW**

OIRO £449,950

Wordsworth Way is a beautifully presented three- or four-bedroom detached home, perfectly positioned in a highly sought-after area with scenic views of Priorslee Lake. The property offers a generously proportioned living space, complemented by a conservatory and charming cottage-style rear garden. Additionally, it features a spacious driveway and a single garage.

The ground floor features a welcoming entrance hallway and a convenient cloakroom. The spacious lounge boasts a granite-based fire surround and patio doors that open directly into the rear garden.

Adjacent to the lounge, the dining room offers a pleasant view of the front of the property.

The large, modern kitchen is a true highlight, featuring a generous breakfast bar with elegant Quartz sandstone worktops and integrated appliances.

The kitchen leads into a peaceful snug area, complete with a Charlton and Jenrick solid fuel burner, adding warmth and charm to the space. Additionally, there is a practical utility room, offering extra storage. The conservatory, with a Velux window, overlooks the rear garden.

On the first floor, you'll find the master bedroom with an ensuite, along with a walk in wardrobe which alternatively can be a bedroom, with two additional double bedrooms both having built in double wardrobes and a family bathroom.

Outside, the property features a spacious driveway with ample parking for several cars, along with a single garage. Priorslee Lake is just a short walk away, offering beautiful views that can be enjoyed from the property.

The rear garden is a charming cottage-style space, featuring a decked area that leads to a gravel patio. Steps ascend to a well-maintained lawn, bordered by sleeper planters filled with a variety of plants and shrubs. An integral door provides access to the garage, while a side gate offers passage to the front of the property. Also with an outdoor light and tap.

Situated in the popular area of Priorslee, With easy access to Telford Town Centre, Telford railway station and the M54 motorway allowing access to surrounding areas such as Shrewsbury and Wolverhampton.

ENTRANCE PORCHWAY

4'6" x 3'5" (1.39 x 1.06)

With a tiled floor and radiator.



CLOAK ROOM

4'7" x 4'5" (1.40 x 1.36)

A free standing wash basin and low level W.C. The walls are partially tiled and there is tiling to the floor.



LOUNGE

20'4" x 11'7" (6.20 x 3.54)

A spacious lounge with a granite mounted fire surround and patio doors to the rear garden.



DINING ROOM

16'2" x 8'3" x 5'11" (4.93 x 2.54 x 1.81)

With wooden effect laminate flooring and stairs leading to the first floor.



UTILITY ROOM

8'3" x 5'10" (2.53 x 1.78)

With plumbing for a washing machine and a recess area for a tumble dryer, a stainless sink with drainer and mixer tap.



KITCHEN

17'3" x 11'6" (5.27 x 3.53)

This contemporary, well-designed kitchen features a selection of sleek base and wall units, complemented by a breakfast bar with an induction hob and soft-closing drawers underneath. The space is equipped with integrated appliances, including a larder-style fridge and freezer, along with a Zanussi oven and grill. A composite stainless steel sink, drainer, and mixer tap. The kitchen is finished with stylish click wooden laminate flooring and inset chrome spotlights, creating a warm, inviting atmosphere.



CONSERVATORY

11'10" x 10'9" (3.62 x 3.29)

With a Velux window and laminate flooring, overlooking the rear garden.



SNUG

8'3" x 7'8" (2.52 x 2.36)

A peaceful snug area, complete with a Charlton and Jenrick solid fuel burner, with a view of Priorslee lake.

FIRST FLOOR



MASTER BEDROOM

11'4" x 11'2" (3.47 x 3.42)

Overlooking the front of the property.



WALK IN WARDROBE / BEDROOM FOUR

8'9" x 8'5" (2.68 x 2.58)

With the feature of both hanging space and drawers, overlooking the rear garden.



ENSUITE

5'11" x 5'8" (1.81 x 1.75)

A corner shower enclosure with chrome shower fittings, a built

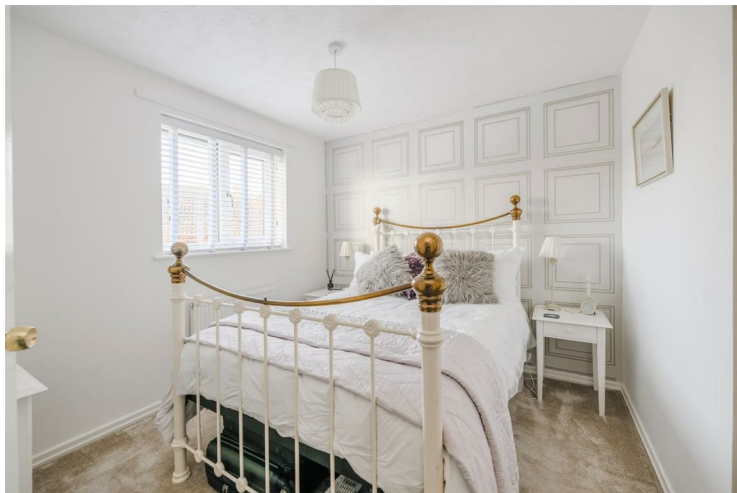
in wash basin and low level W.C. With tiled walls and laminate flooring. A heated towel rail and extractor fan.



BEDROOM TWO

10'0" x 9'1" (3.06 x 2.77)

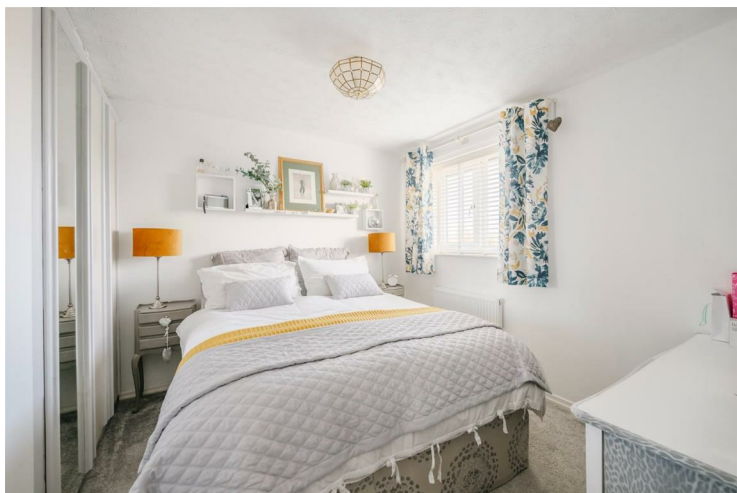
A double bedroom with triple built in wardrobes overlooking the front of the property.



BEDROOM THREE

10'0" x 11'1" (3.06 x 3.40)

A double bedroom with a triple built in wardrobe overlooking the rear garden.



FAMILY BATHROOM

5'6" x 7'1" (1.70 x 2.16)

A panelled bath, having a Triton shower over. With a pedestal wash basin and low level W.C. The walls are tiled and there is a wall mounted shower point



REAR GARDEN

The rear garden is a charming cottage-style space, featuring a decked area that leads to a gravel patio. Steps ascend to a well-maintained lawn, bordered by sleeper planters filled with a variety of plants and shrubs. An integral door provides access to the garage, while a side gate offers passage to the front of the property. Also with an outdoor light and tap.



OUTSIDE

Outside, the property features a spacious driveway with ample parking for several cars, along with a single garage. Priorslee Lake is just a short walk away, offering beautiful views that can be enjoyed from the property.



AGENTS' NOTES:

EPC RATING: C - a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band E (currently £2,524.65 for the year 2025/2026).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

MOBILE SIGNAL/COVERAGE: EE Limited / O2 Likely / Three Limited / Vodafone Limited

PARKING: Driveway parking and a single garage.

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

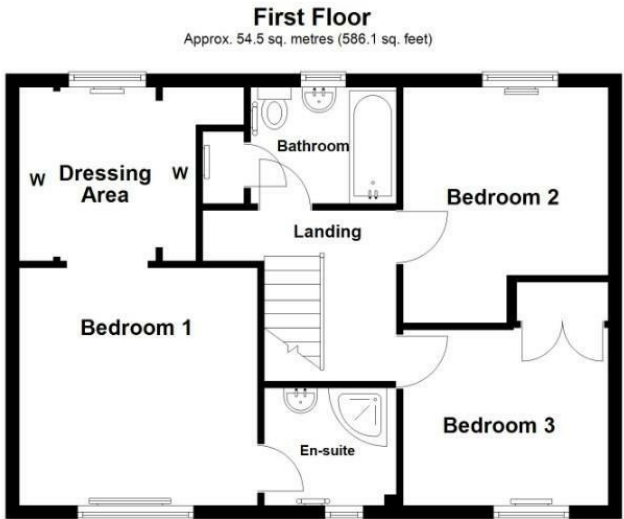
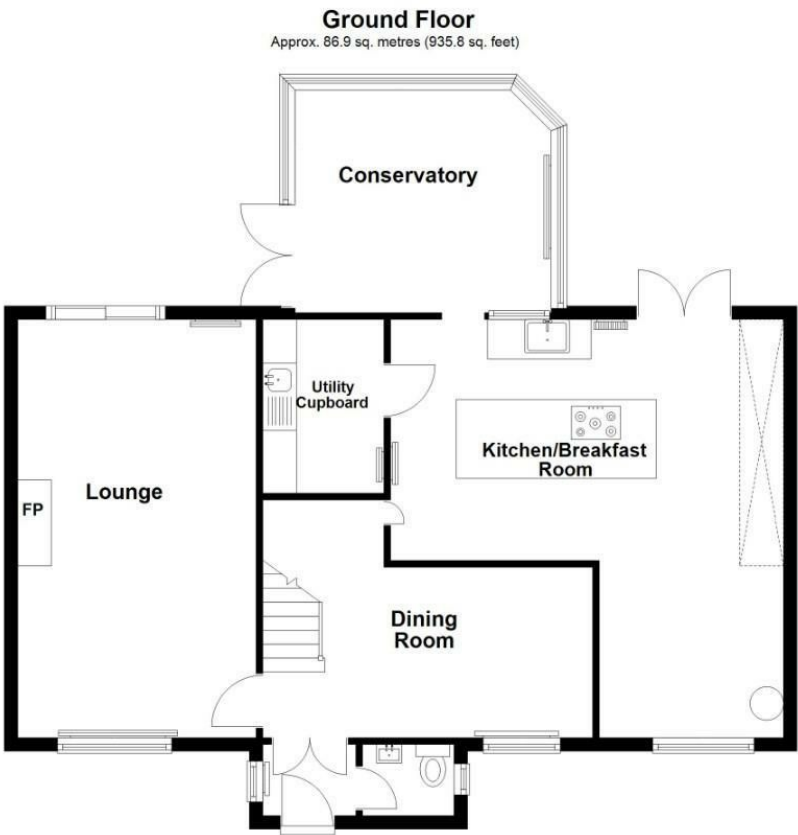
COALFIELD OR MINING AREA: Coal Mining Reporting Area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

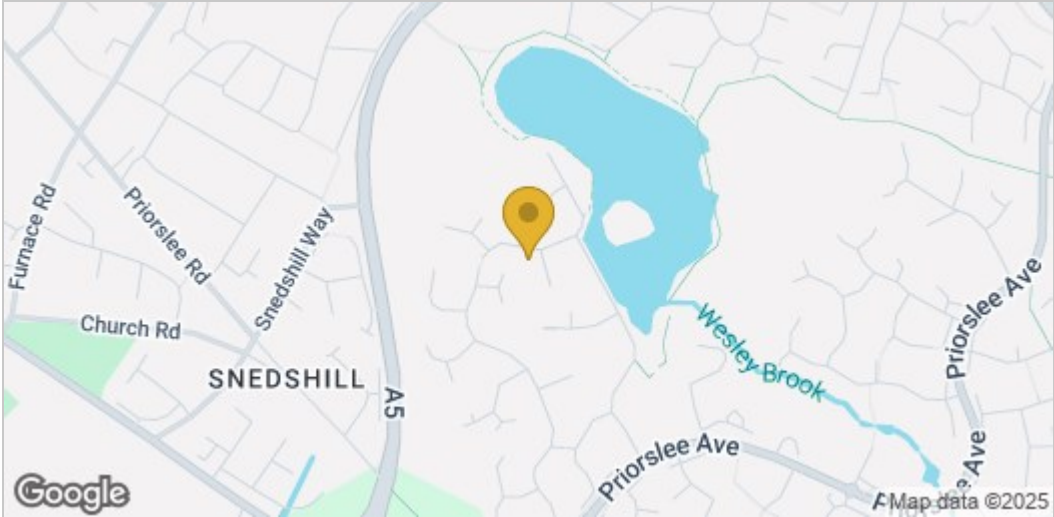
DIRECTIONS: From our offices in the Newport High Street continue onto Upper Bar and turn right onto Wellington Road. Stay on Wellington Road until Donnington Wood roundabout, At Donnington Wood Round about take the second exit. At the next roundabout take the second exit onto Redhill Way, at the next roundabout take the third exit onto Telford Way, at the round about take the first exit onto Priorselee Avenue, continue on Derwent Drive to Wordsworth Way. The property can be identified with a For Sale board.



Total area: approx. 141.4 sq. metres (1521.9 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.
Plan produced using PlanUp.

6 Wordsworth Way, Priorslee, Telford



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 71 | 80 |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.